

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
(240) 777-6660

OZAH No. AAO-17-02
Date Filed 6/9/17
Hearing Date 6/23/17
Time 9:30 AM

OBJECTION TO DHCA DECISION REGARDING ACCESSORY APARTMENT

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), decided on 5/8/2017, regarding

Accessory Apartment License Application No. 95591, filed on 4/28/17.

License Applicant: Louise Yeager

Address: 902 Loxford Terrace Silver Spring, MD 20901.
Street City & Zip Code Telephone No.

E-mail Address

Objector: MARCIA E GOGGIN

Address: 901 Loxford Tce Silver Spring, MD 20901 301.593.8480
Street City & Zip Code Telephone No.

E-mail Address

Proposed Use (Check one):

(☒) Attached Accessory Apartment

() Detached Accessory Apartment JUN -9 2017

Description of Property for Proposed Use:

Address: 902 Loxford Terrace Silver Spring, MD 20901 Administrative Hearings

Lot: 28 Block: M Parcel No.: ; Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: SINGLE FAMILY DWELLING

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

incorrect filing. Mrs Yeager have not been personal resident at the property since 1/1/17 - See attached.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

Signature of Attorney - (Please print next to signature)

Signature of Objector(s) - (Print next to signature)

Address of Attorney

Attorney's E-mail Address

Telephone Number

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OZAH No. AAO-17-02
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Time 9:30 AM

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Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), decided on 5/8/17, regarding Accessory Apartment License Application No. 95591, filed on 4/28/17.

License Applicant: Louise Veagher
First Name Middle Initial Last Name
Address: 902 Loxford Terrace Silver Spring MD 20901
Street City & Zip Code Telephone No.
E-mail Address unknown

Objector: Andrea S Verbrugge
First Name Middle Initial Last Name
Address: 911 Loxford Terr Silver Spring MD 20901
Street City & Zip Code Telephone No.
E-mail Address kaverbrugge@netzero.net 301-593-6339

Proposed Use (Check one):
☒ Attached Accessory Apartment

() Detached Accessory Apartment

Description of Property for Proposed Use:
Address: 902 Loxford Terrace Silver Spring MD 20901
Lot: 28 Block: M Parcel No.: - Subdivision 102
Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling
Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner ☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Ms. Veagher is senile and moved out of her home and into a new condo. She has not been resided at 902 Loxford since 11/01/17. The house has sat vacant since this time.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

Signature of Attorney - (Please print next to signature)

Signature of Objector(s) - (Print next to signature)

Address of Attorney
Attorney's E-mail Address

Telephone Number

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Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), decided on 5/8/2017, regarding Accessory Apartment License Application No. 95591, filed on 4/28/2017.

License Applicant: LOUISE YEGHER
First Name Middle Initial Last Name
Address: 902 LOXFORD TERRACE SILVER SPRING, MD 20901
Street City & Zip Code Telephone No.
UNKNOWN
E-mail Address

Objector: CARLOS A. JIMENEZ
First Name Middle Initial Last Name
Address: 801 MALTA LANE SILVER SPRING, MD 20901 (301) 440-8271
Street City & Zip Code Telephone No.
44jimenez@cva.edu
E-mail Address

Proposed Use (Check one):

(☒) Attached Accessory Apartment

() Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 LOXFORD TERRACE SILVER SPRING, MD 20901

Lot: 28 Block: M Parcel No.: ; Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: SINGLE FAMILY DWELLING

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

LOUISE YEGHER HAS NOT BEEN A RESIDENT OF 902 LOXFORD TERRACE SINCE 01/01/2017.
MS. YEGHER AND SON STEVEN YEGHER PURCHASED HER NEW RESIDENCE IN LEISURE WORLD IN LATE 2016.

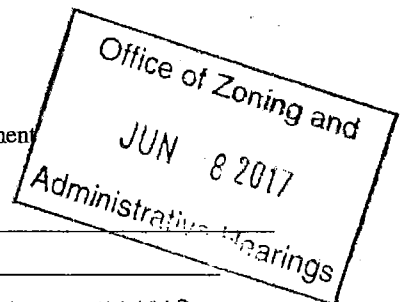
I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

N/A
Signature of Attorney - (Please print next to signature)


Signature of Objector(s) - (Print next to signature)

N/A
Address of Attorney
Attorney's E-mail Address

Telephone Number



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Time 9:30am

OBJECTION TO DHCA DECISION REGARDING ACCESSORY APARTMENT

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), decided on 5/18/2017, regarding

Accessory Apartment License Application No. 95591, filed on 4/28/2017

License Applicant: Louise Yegher JUN 07 2017

Address: 902 Coxford Terrace Silver Spring 20901
Street City & Zip Code
Unknown
E-mail Address

Objector: John D. Wilson
Address: 907 Coxford Terrace Silver Spring 20901 301-588-2363
Street City & Zip Code Telephone No.
wilson@jdwilson.net
E-mail Address

Proposed Use (Check one):

(X) Attached Accessory Apartment

() Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Coxford Terrace Silver Spring 20901

Lot: 28 Block: 14 Parcel No.: - Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

none known

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

See attached 1 page

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

N/A Signature of Attorney - (Please print next to signature) John D. Wilson
Signature of Objector(s) - (Print next to signature)

N/A Address of Attorney Telephone Number
Attorney's E-mail Address N/A

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Accessory Apartment License Application No. 95591, filed on 4/28/17

License Applicant: Louise

First Name

Middle Initial

Yegher Office of Zoning and

Last Name

Address: 902 Loxford Terrace, Silver Spring, MD 20901

Street

City & Zip Code

Telephone No.

unknown

E-mail Address

Administrative Hearings

Objector: Kathleen

First Name

Middle Initial

Last Name

Address: 904 Loxford Terrace, Silver Spring, MD 20901

Street

City & Zip Code

Telephone No.

Kplanco@gmail.com

E-mail Address

301-404-8761

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Loxford Terrace, Silver Spring, MD 20901

Lot: 28 Block: M Parcel No.: — ; Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Louise Yegher has not been a resident of 902 Loxford since 1/1/17. She and her son Steven Yegher purchased her new residence in late 2016.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

N/A
Signature of Attorney - (Please print next to signature)

Kathleen P Waybright, Kathleen P Waybright
Signature of Objector(s) - (Print next to signature)

N/A
Address of Attorney

Attorney's E-mail Address N/A

Telephone Number

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Accessory Apartment License Application No. 95591, filed on 4/28/17

License Applicant: Louise Yegher

Application Address: 902 Loxford Terrace, Silver Spring, MD 20901
Street City & Zip Code Telephone No.
Unknown E-mail Address
Office of Zoning and Administrative Hearings

Objector: Nicole M Waybright
First Name Middle Initial Last Name
Address: 904 Loxford Terrace, Silver Spring, MD 20901
Street City & Zip Code Telephone No.
NWaybright@gmail.com E-mail Address

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Loxford Terrace, Silver Spring, MD 20901

Lot: 28 Block: M Parcel No.: —; Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Louise Yegher has not been a resident of 902 Loxford since 1/1/17. She and her son Steven Yegher purchased her new residence in late 2016.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

N/A
Signature of Attorney - (Please print next to signature)

Nicole Waybright
Signature of Objector(s) - (Print next to signature)

N/A
Address of Attorney
Attorney's E-mail Address N/A

Telephone Number

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License Applicant: Louise Yegher

Address: 902 Loxford Terr Silver Spring, MD 20901
Street City & Zip Code

unknown

E-mail Address

Office of Zoning and
Telephone No.

JUN 07 2017

Administrative Hearings

Objector: Christopher D

Address: 906 Loxford Terr Silver Spring, MD 20901
Street City & Zip Code

christopherduplisa@gmail.com

E-mail Address

Last Name
Telephone No. 301 520 3459

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Loxford Terr Silver Spring MD 20901

Lot: 28 Block: M Parcel No.: ; Subdivision

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

none known

License Applicant's Present Legal Interest in Subject Property (Check one):

☒ Owner

☐ Other (describe)

But filed by her son.

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Application made under false pretenses. Applicant is no longer residing at residence - not owner occupied.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

Signature of Attorney - (Please print next to signature)

Signature of Objector(s) - (Print next to signature) Christopher D Duplisa

Address of Attorney
Attorney's E-mail Address

Telephone Number

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License Applicant: Louise

Application Address: 902 Loxford Terrace, Silver Spring, MD 20901
Street City & Zip Code
Unknown
E-mail Address
Yegher
Last Name
Office of Zoning and Administrative Hearings
Telephone No. JUN 07 2017

Objector: Penny S. Kline

Address: 903 Loxford Terr. Silver Spring MD 20901
Street City & Zip Code
penkline1@gmail.com
E-mail Address
301-814-5533
Telephone No.

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Loxford Terrace, Silver Spring, MD 20901
Lot: 28 Block: M Parcel No.: — Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Louise Yegher has not been a resident of 902 Loxford since 11/1/17. She and her son Steven Yegher purchased her new residence in late 2016.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

N/A
Signature of Attorney - (Please print next to signature)

S. Kline (Penny S. Kline)
Signature of Objector(s) - (Print next to signature)

N/A
Address of Attorney
Attorney's E-mail Address

Telephone Number

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Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), decided on _____, regarding Accessory Apartment License Application No. 95591, filed on _____, regarding

License Applicant: Louise YEGHER
First Name Middle Initial Last Name
Address: 902 Hoxford Terr, Silver Spring, MD 20901
Street City & Zip Code Telephone No.
E-mail Address 301-593-5356

Objector: Roderick L. WILSON
First Name Middle Initial Last Name
Address: 905 Hoxford Terrace, Silver Spring, MD 20901
Street City & Zip Code Telephone No.
E-mail Address rwilson@mindspring.com 301-593-5356

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Hoxford Terrace, Silver Spring, MD 20901

Lot: 28 Block: M Parcel No.: ; Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Residential

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☒ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? No If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Louise Yegher moved out of 902 Hoxford Terrace in Jan 2017; she therefore does not meet county requirements for an Accessory Apartment License.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

NA - Pro Se - Roderick L. Wilson
Signature of Attorney - (Please print next to signature) Signature of Objector(s) - (Print next to signature)

Address of Attorney
Attorney's E-mail Address

Telephone Number 301-593-5356

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License Applicant: Louise Yegher

Applicant Address: 902 Loxford Terrace, Silver Spring, MD 20901
Street City & Zip Code Telephone No.
Unknown
E-mail Address

Objector: Kevin G. Verbrugge
First Name Middle Initial Last Name
Address: 911 Loxford Terrace, Silver Spring, MD 20901
Street City & Zip Code Telephone No.
E-mail Address kaverbrugge@netzero.net

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Loxford Terrace, Silver Spring, MD 20901

Lot: 28 Block: M Parcel No.: — Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☒ Owner ☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Louise Yegher has not been a resident of 902 Loxford since 1/1/17. She and her son Steven Yegher purchased her new residence in late 2016.

I hereby affirm that the statements and information contained in or with this Objection are true and correct.

Signature of Attorney - (Please print next to signature)

Kevin Verbrugge Kevin Verbrugge

Address of Attorney
Attorney's E-mail Address

301-593-6339

Telephone Number

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License Applicant: Louise

Yegher

Applicant Address: 902 Loxford Terrace, Silver Spring, MD 20901
Street City & Zip Code Last Name Office of Zoning and Administrative Hearings
Unknown Telephone No. 202-834-3376
E-mail Address jillsalvaterra@gmail.com
JUN 07 2017

Objector: Peter

B.

Sullivan

Address: 857 Loxford Terr. Silver Spring, MD 20901
Street City & Zip Code Last Name Telephone No.
jillsalvaterra@gmail.com E-mail Address

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Description of Property for Proposed Use:

Address: 902 Loxford Terrace, Silver Spring, MD 20901

Lot: 28 Block: M Parcel No.: —; Subdivision 102

Size of Property: (In acreage or square feet) 2700 Current Zoning: Single Family Dwelling

Number of Off-Street Parking Spaces: 2

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:

License Applicant's Present Legal Interest in Subject Property (Check one):

☐ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Objection (attach additional sheets as needed):

Louise Yegher has not been a resident of 902 Loxford since 1/1/17. She and her son Steven Yegher purchased her new residence in late 2016.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

N/A
Signature of Attorney - (Please print next to signature)

Peter Sullivan Peter Sullivan
Signature of Objector(s) - (Print next to signature)

N/A
Address of Attorney
Attorney's E-mail Address N/A

(301) 767-5262
Telephone Number